

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

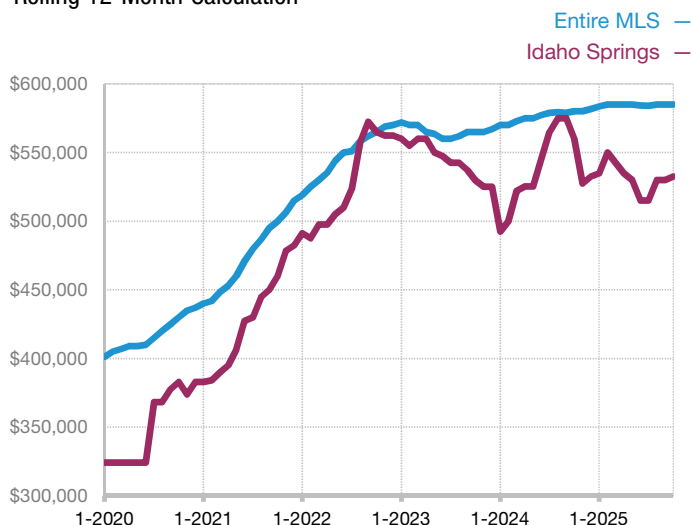
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	36	36	0.0%	--	--	--
Under Contract	11	6	- 45.5%	60	53	- 11.7%
New Listings	12	6	- 50.0%	97	93	- 4.1%
Sold Listings	8	8	0.0%	53	51	- 3.8%
Days on Market Until Sale	45	62	+ 37.8%	44	56	+ 27.3%
Median Sales Price*	\$512,500	\$583,750	+ 13.9%	\$575,000	\$568,000	- 1.2%
Average Sales Price*	\$538,125	\$699,063	+ 29.9%	\$629,703	\$596,245	- 5.3%
Percent of List Price Received*	97.2%	96.7%	- 0.5%	98.0%	97.5%	- 0.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	3	2	- 33.3%
Sold Listings	0	0	--	3	1	- 66.7%
Days on Market Until Sale	0	0	--	87	21	- 75.9%
Median Sales Price*	\$0	\$0	--	\$305,000	\$290,000	- 4.9%
Average Sales Price*	\$0	\$0	--	\$331,667	\$290,000	- 12.6%
Percent of List Price Received*	0.0%	0.0%	--	100.8%	95.1%	- 5.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

